



COMMONWEALTH BUREAU OF CENSUS AND STATISTICS

SIXTH FLOOR,  
PRUDENTIAL BUILDING,  
195 NORTH TERRACE,  
ADELAIDE

In reply quote No.

BUILDING OPERATIONS

SOUTH AUSTRALIA

SEPTEMBER QUARTER 1964

SCOPE

This bulletin gives information about "new building" operations in South Australia; in addition to a summary for the period July 1959 to September 1964 it shows details concerning houses and flats, other buildings, employment in the industry, and dwellings in local government areas. The information has been compiled from returns collected from all builders of "new buildings".

DEFINITIONS

**NEW BUILDING:** Additions of £5,000 and over to existing buildings (other than houses) are included, but minor additions, alterations, repairs and renovations, and all construction activity such as railways, bridges, earthworks, water storage, etc., are excluded.

**VALUE:** All values shown exclude the value of land and, except in Table 4, represent the value of buildings upon completion (see also "Completion"). Values shown in Table 4 represent the amount of work done on new buildings during the period and are not subject to the fluctuations from period to period noted in Table 3 in the values of "new buildings other than dwellings"; these fluctuations are partly the result of the unequal incidence of individual large contracts.

**COMMENCEMENT:** A building is recorded as commenced when work on the foundation has begun.

**UNDER CONSTRUCTION:** Once commenced, even though work on it may have been temporarily suspended, a building is classified as "under construction" until its "completion".

**COMPLETION:** A building is regarded as having been completed when the contractor has fulfilled the terms of the contract or in the case of an owner-built house when the dwelling is either completed or occupied (whichever occurs first). However, the value in all cases is that of the building as a finished project as planned.

COMMENTS

2,932 houses were commenced and 2,905 were completed during the September quarter 1964. Commencements were 83 more and completions were 208 more than in the previous quarter. The number of completions was only 10 less than the record of 2,915 in the December quarter 1963.

The number of flats commenced (541) and completed (367) during the September quarter again rose, exceeding the previous highest totals of 480 commencements and 318 completions recorded in the preceding quarter.

The number recorded as employed on all jobs of builders of new buildings at 30th September increased to a new record of 15,118. This was 586 more than the previous highest figure of 14,532 at 30th June 1964.

During the twelve months ended September 1964, 9,977 dwellings (83.3% of the State total) were completed in or near the Metropolitan Area; 49.4% were inside the Metropolitan Area but a further 33.9% were completed in the near-metropolitan local government areas of Elizabeth, Munno Para, Noarlunga, Salisbury, and Tea Tree Gully.



TABLE 1 - NEW BUILDINGS COMMENCED, COMPLETED, AND UNDER CONSTRUCTION : SOUTH AUSTRALIA

Period	Houses (a)		Flats (a)(b)		Total Dwellings (a)		Other New Buildings (c)	Total New Buildings
	No.	£'000	No.	£'000	No.	£'000	£'000	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1960	8,909	29,784	816	2,066	9,725	31,850	17,618	49,468
1961	9,268	30,890	571	1,466	9,839	32,356	25,567	57,923
1962	8,729	29,140	605	1,668	9,334	30,808	20,938	51,746
1963	9,610	32,518	683	1,633	10,293	34,151	21,707	55,858
1964	11,564	40,853	1,386	3,372	12,950	44,225	30,663	74,888
Quarter ended -								
30th June 1963	2,379	8,235	190	397	2,569	8,632	6,268	14,900
30th Sept.	3,176	11,072	321	878	3,497	11,950	6,363	18,313
31st Dec.	2,679	9,495	211	493	2,890	9,988	7,121	17,109
31st Mar. 1964	2,860	10,015	374	891	3,234	10,906	9,623	20,529
30th June	2,849	10,271	480	1,110	3,329	11,381	7,556	18,937
30th Sept.	2,932	10,782	541	1,438	3,473	12,220	9,788	22,008
COMPLETED DURING PERIOD								
Year ended -								
30th June 1960	8,976	29,671	603	1,385	9,579	31,056	16,584	47,640
1961	9,376	31,988	887	2,462	10,263	34,450	19,416	53,866
1962	9,136	30,679	593	1,380	9,729	32,059	20,256	52,315
1963	9,646	32,452	686	1,965	10,332	34,417	26,143	60,560
1964	10,488	36,587	989	2,422	11,477	39,009	20,142	59,151
Quarter ended -								
30th June 1963	2,579	8,646	206	595	2,785	9,241	6,952	16,193
30th Sept.	2,609	8,905	189	440	2,798	9,345	4,402	13,747
31st Dec.	2,915	10,067	255	655	3,170	10,722	5,849	16,571
31st Mar. 1964	2,267	8,033	227	602	2,494	8,635	3,742	12,377
30th June	2,697	9,582	318	725	3,015	10,307	6,149	16,456
30th Sept.	2,905	10,435	367	913	3,272	11,348	10,788	22,136
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1960	5,114	17,110	635	1,684	5,749	18,794	18,028	36,822
1961	5,006	16,441	319	728	5,325	17,169	24,558	41,727
1962	4,599	15,181	331	1,082	4,930	16,263	25,245	41,508
1963	4,563	15,422	328	757	4,891	16,179	21,687	37,866
1964	5,639	19,871	725	1,751	6,364	21,622	34,135	55,757
Quarter ended -								
30th June 1963	4,563	15,422	328	757	4,891	16,179	21,687	37,866
30th Sept.	5,130	17,544	460	1,200	5,590	18,744	23,991	42,735
31st Dec.	4,894	16,983	416	1,049	5,310	18,032	25,019	43,051
31st Mar. 1964	5,487	18,969	563	1,346	6,050	20,315	32,221	52,536
30th June	5,639	19,871	725	1,751	6,364	21,622	34,135	55,757
30th Sept.	5,666	20,189	899	2,317	6,565	22,506	33,746	56,252

(a) Excludes dwellings attached to "other new buildings".

(b) Includes "home units".

(c) Includes value of attached dwellings.



TABLE 2 - NEW HOUSES: CONTRACT-BUILT AND OWNER-BUILT, SOUTH AUSTRALIA

Period	Contract-Built				Owner-Built (a)			
	Brick, Stone, etc. (b)		Other (c)		Brick, Stone, etc. (b)		Other (c)	
	No.	£'000	No.	£'000	No.	£'000	No.	£'000
COMMENCED DURING PERIOD								
Year ended -								
30th June 1960	7,012	23,949	1,020	2,762	717	2,679	160	394
1961	7,574	25,498	874	2,465	672	2,579	148	348
1962	7,513	25,251	623	1,752	488	1,920	105	217
1963	8,575	29,257	555	1,563	391	1,505	89	193
1964	10,479	37,176	535	1,617	450	1,840	100	220
Quarter ended -								
30th June 1963	2,151	7,530	106	296	94	354	28	55
30th Sept.	2,877	10,053	135	391	140	568	24	60
31st Dec.	2,422	8,655	136	385	92	395	29	60
31st Mar. 1964	2,584	9,060	129	412	115	472	32	71
30th June	2,596	9,408	135	429	103	405	15	29
30th Sept.	2,699	9,973	107	336	102	425	24	48
COMPLETED DURING PERIOD								
Year ended -								
30th June 1960	6,582	22,222	1,132	3,068	1,043	3,829	219	552
1961	7,486	25,788	823	2,333	902	3,457	165	410
1962	7,526	25,540	776	2,157	683	2,642	151	340
1963	8,504	28,718	555	1,582	503	1,955	84	197
1964	9,354	32,893	530	1,567	475	1,846	129	281
Quarter ended -								
30th June 1963	2,299	7,731	151	455	106	407	23	53
30th Sept.	2,390	8,217	105	306	95	341	19	41
31st Dec.	2,566	8,988	146	412	151	556	52	111
31st Mar. 1964	1,992	7,096	113	330	124	524	38	83
30th June	2,406	8,592	166	519	105	425	20	46
30th Sept.	2,677	9,680	130	384	79	332	19	39
UNDER CONSTRUCTION AT END OF PERIOD								
Year ended -								
30th June 1960	3,775	12,667	272	754	925	3,332	142	357
1961	3,863	12,689	323	897	695	2,549	125	306
1962	3,850	12,686	170	476	500	1,830	79	189
1963	3,921	13,374	170	478	388	1,385	84	185
1964	5,046	17,851	175	515	363	1,380	55	125
Quarter ended -								
30th June 1963	3,921	13,374	170	478	388	1,385	84	185
30th Sept.	4,408	15,178	200	549	433	1,614	89	203
31st Dec.	4,264	14,858	190	520	374	1,453	66	152
31st Mar. 1964	4,856	16,828	206	603	365	1,401	60	137
30th June	5,046	17,851	175	515	363	1,380	55	125
30th Sept.	5,068	18,124	152	458	386	1,474	60	133

- (a) An "owner-built" house is one actually erected or being erected by the owner or under the owner's direction by sub-contract or day-labour but without the services of a contractor who is responsible for the whole job.
- (b) Of the 10,929 brick, stone, etc. houses COMMENCED during 1963-64 (10,479 contract-built and 450 owner-built) 2,236 were of brick veneer and stone veneer construction valued at £6,953,000. During September quarter 1964 there were 820 houses of this type commenced with a value of £2,614,000.
- (c) "Other" houses are mainly of fibro-cement or weatherboard construction, e.g. included in the 635 "other" type houses COMMENCED during 1963-64 (535 contract-built and 100 owner-built) 589 were of fibro-cement construction valued at £1,660,000 and 41 of weatherboard with a value of £168,000. During September quarter 1964 there were 118 (£323,000) fibro-cement and 12 (£60,000) weatherboard houses commenced.



TABLE 3 - NEW BUILDINGS OTHER THAN DWELLINGS : VALUE (a), SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1963	30th June 1964	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964
COMMENCED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	3,161	3,440	294	924	891	626	999	782
Factories	4,885	7,848	2,416	1,584	1,765	2,566	1,933	5,283
Other (b)	5,415	6,997	1,348	1,643	2,642	1,658	1,054	885
Educational & health	5,528	7,608	1,463	1,332	591	3,507	2,178	1,657
All other (c)	2,718	4,770	747	880	1,232	1,266	1,392	1,181
Total	21,707	30,663	6,268	6,363	7,121	9,623	7,556	9,788
COMPLETED DURING PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	5,859	3,923	590	1,589	1,429	279	626	258
Factories	5,057	5,321	1,689	443	1,081	1,412	2,385	3,577
Other (b)	7,487	4,248	750	825	1,391	732	1,300	1,745
Educational & health	5,422	4,155	3,104	728	1,358	788	1,281	4,116
All other (c)	2,318	2,495	819	817	590	531	557	1,092
Total	26,143	20,142	6,952	4,402	5,849	3,742	6,149	10,788
UNDER CONSTRUCTION AT END OF PERIOD (£'000)								
Business premises -								
Hotels etc. & shops	2,848	3,125	2,848	2,425	1,888	2,455	3,125	3,725
Factories	5,074	7,894	5,074	6,229	6,655	8,319	7,894	9,829
Other (b)	3,566	6,631	3,566	4,368	5,626	6,864	6,631	5,857
Educational & health	8,428	12,215	8,428	9,042	8,276	11,244	12,215	9,952
All other (c)	1,771	4,270	1,771	1,927	2,574	3,339	4,270	4,383
Total	21,687	34,135	21,687	23,991	25,019	32,221	34,135	33,746

(a) Includes values of attached dwellings.

(b) Includes office buildings, service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, buildings for religious purposes, entertainment purposes, homes for aged, etc.

TABLE 4 - NEW BUILDINGS : VALUE OF WORK DONE DURING PERIOD SPECIFIED, SOUTH AUSTRALIA

Type of Building	Year Ended		Quarter Ended					
	30th June 1963	30th June 1964	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964
£'000								
Houses (a)	30,941	36,372	7,935	9,173	8,931	8,591	9,677	10,108
Flats	1,809	2,774	396	598	678	628	870	1,060
Total houses & flats	32,750	39,146	8,331	9,771	9,609	9,219	10,547	11,168
Business premises -								
Hotels, boarding houses, etc.	1,153	819	216	190	205	186	238	341
Shops	3,048	2,821	802	855	604	428	934	953
Factories	4,189	7,661	1,330	1,676	1,904	2,232	1,849	2,983
Office premises	2,912	3,212	439	669	524	908	1,111	945
Other (b)	2,574	2,648	593	757	781	598	512	777
Educational	5,150	4,243	1,191	1,125	1,155	991	972	1,475
Religious	598	900	156	165	127	263	345	246
Health	1,838	1,891	451	509	382	390	610	650
Entertainment & recreation	478	504	157	109	58	126	211	330
Miscellaneous (c)	1,393	2,028	379	384	468	492	684	631
Total other new buildings (excl. houses & flats)	23,333	26,727	5,714	6,439	6,208	6,614	7,466	9,331

(a) Excludes owner-built houses.

(b) Includes service stations, warehouses, communication buildings, etc.

(c) Includes defence buildings, homes for aged, homes for children, etc.



TABLE 5 - NEW BUILDINGS OTHER THAN DWELLINGS COMMENCED: TYPE &amp; VALUE, SOUTH AUSTRALIA

Type of Building	Year Ended				Quarter Ended					
	30th June 1963		30th June 1964		30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964
	No.	£'000	No.	£'000	Number					
UP TO £25,000										
Business premises -										
Hotels, boarding houses, etc.	21	239	16	184	3	2	7	2	5	5
Shops	102	707	96	655	26	27	27	26	16	18
Factories	104	1,066	122	1,211	30	28	33	29	32	41
Office premises	41	511	53	527	13	22	13	9	9	8
Other (a)	164	1,611	146	1,561	44	38	35	38	35	49
Educational	49	437	76	731	10	19	18	15	24	19
Health	19	208	15	195	7	2	5	4	4	4
Religious	46	422	40	394	12	9	11	11	9	6
Entertainment & recreation	29	196	46	338	3	10	9	11	16	16
Miscellaneous (b)	42	371	50	521	8	11	11	18	10	10
Total	617	5,768	660	6,317	156	168	169	163	160	176
OVER £25,000										
Business premises -										
Hotels, boarding houses, etc.	9	643	13	1,003	-	2	5	3	3	-
Shops	13	1,572	17	1,598	1	4	3	4	6	6
Factories	33	3,819	43	6,637	10	13	8	7	15	23
Office premises	16	2,135	13	4,074	3	5	2	4	2	1
Other (a)	19	1,158	12	835	8	4	2	4	2	4
Educational	32	3,507	34	3,860	6	6	5	6	17	8
Health	11	1,376	9	2,823	3	3	1	4	1	3
Religious	5	174	10	996	1	1	4	4	1	2
Entertainment & recreation	6	288	5	454	1	-	1	2	2	1
Miscellaneous (b)	22	1,267	19	2,067	9	5	5	3	6	10
Total	166	15,939	175	24,347	42	43	36	41	55	58

(a) Includes service stations, warehouses, communication buildings, etc.

(b) Includes defence buildings, homes for aged, homes for children, etc.

TABLE 6 - BUILDING EMPLOYMENT, SOUTH AUSTRALIA

Classification	Number of Persons Engaged on Days Specified							
	30th June 1961	29th June 1962	28th June 1963	30th Sept. 1963	11th Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964
Contractors	644	633	709	690	693	686	713	689
Sub-contractors	2,257	2,411	2,772	3,048	3,248	3,154	3,460	3,559
Wage earners	9,515	9,302	9,467	9,847	10,192	9,913	10,359	10,870
Carpenters	3,332	3,330	3,509	3,653	3,644	3,689	3,789	3,888
Bricklayers	1,905	2,076	2,268	2,425	2,468	2,390	2,547	2,748
Painters	1,093	1,064	1,191	1,231	1,345	1,304	1,414	1,408
Electricians	646	626	732	727	825	696	745	801
Plumbers	1,110	1,085	1,147	1,169	1,304	1,213	1,363	1,359
Builders' labourers	2,018	1,891	1,756	1,929	1,964	1,926	1,889	2,053
Other	2,312	2,274	2,345	2,451	2,583	2,535	2,785	2,861
Total	12,416	12,346	12,948	13,585	14,133	13,753	14,532	15,118

Note: Building employment covers all contractors and sub-contractors and employees of contractors, sub-contractors, and Government instrumentalities, who on the day specified were actually engaged on the construction, alteration, repair, and maintenance of buildings, but excludes persons working on owner-built houses or for contractors or sub-contractors who undertake only alterations, additions, repairs, and maintenance. Persons "actually engaged" include those temporarily laid off because of weather. Some duplication may occur as a result of frequent movement between jobs or because some persons (such as electricians) may work on several jobs which are under construction simultaneously.



TABLE 7 - NEW DWELLINGS COMPLETED (a) : LOCAL GOVERNMENT AREAS, SOUTH AUSTRALIA

Local Government Area	Year Ended		Quarter Ended					
	30th June 1963	30th June 1964	30th June 1963	30th Sept. 1963	31st Dec. 1963	31st Mar. 1964	30th June 1964	30th Sept. 1964
<b>Metropolitan -</b>								
Adelaide	7	17	3	-	-	-	17	3
Brighton	163	200	44	60	52	39	49	68
Burnside	312	332	63	82	80	76	94	146
Campbelltown	756	721	169	176	157	178	210	230
Colonel Light Gardens	1	12	-	1	1	10	-	-
Enfield	890	772	176	154	210	182	226	233
Glenelg	83	150	29	17	40	40	53	57
Henley and Grange	149	196	27	48	49	61	38	52
Hindmarsh	10	9	3	5	2	1	1	3
Kensington & Norwood	33	32	21	2	13	7	10	20
Marion	577	681	132	171	156	120	234	191
Mitcham	419	512	105	138	143	92	139	163
Payneham	188	184	46	26	47	46	65	37
Port Adelaide	293	411	61	103	114	84	110	130
Prospect	35	50	10	11	13	11	15	11
St. Peters	16	34	1	1	13	2	18	9
Thebarton	7	5	2	3	-	-	2	2
Unley	112	129	75	32	24	40	33	57
Walkerville	13	8	3	-	3	4	1	4
West Torrens	599	577	146	176	164	112	125	98
Woodville	535	612	200	182	179	118	133	145
<b>Total</b>	<b>5,198</b>	<b>5,644</b>	<b>1,316</b>	<b>1,388</b>	<b>1,460</b>	<b>1,223</b>	<b>1,573</b>	<b>1,659</b>
<b>Country-</b>								
Angaston	30	34	5	8	9	8	9	6
Berri	38	28	6	8	12	5	3	5
East Torrens	27	27	8	3	8	5	11	6
Elizabeth Corp'n.	(b)	(b)	(b)	(b)	(b)	(b)	(b)	195
Encounter Bay	33	35	9	11	14	5	5	3
Gawler	30	34	9	7	10	7	10	2
Loxton	22	47	8	12	16	11	8	4
Meadows	44	66	8	18	13	19	16	19
Millicent	70	55	15	19	19	12	5	13
Mt. Barker	31	19	8	6	7	3	3	4
Mt. Gambier Corp'n	123	149	27	45	37	34	33	28
Munno Para	610	807	225	255	276	138	138	140
Murray Bridge	23	38	5	10	7	12	9	11
Naracoorte Corp'n	15	13	4	1	2	1	9	4
Noarlunga	555	548	150	126	152	131	139	133
Onkaparinga	20	28	6	2	9	9	8	4
Pt. Augusta	68	66	20	19	19	17	11	11
Pt. Elliot	35	24	10	3	6	10	5	12
Pt. Lincoln Corp'n	66	65	21	12	17	19	17	18
Pt. Pirie Corp'n	32	24	11	5	10	5	4	6
Renmark	27	21	11	6	3	2	10	2
Salisbury Corp'n	(b)	(b)	(b)	(b)	(b)	(b)	(b)	408
Salisbury & Elizabeth	1,292	1,799	397	401	509	390	499	(b)
Stirling	58	72	19	14	19	19	20	22
Tatiara	32	38	7	7	9	9	13	10
Teatree Gully	789	771	217	214	193	168	196	257
Victor Harbor	15	20	3	3	8	5	4	7
Whyalla City Comm.	317	264	71	49	97	58	60	90
Willunga	32	57	5	9	22	15	11	13
Other country	731	713	192	146	214	159	194	182
<b>Total</b>	<b>5,165</b>	<b>5,862</b>	<b>1,477</b>	<b>1,419</b>	<b>1,717</b>	<b>1,276</b>	<b>1,450</b>	<b>1,615</b>
<b>Total State</b>	<b>10,363</b>	<b>11,506</b>	<b>2,793</b>	<b>2,807</b>	<b>3,177</b>	<b>2,499</b>	<b>3,023</b>	<b>3,274</b>

(a) Dwelling units - houses and flats plus dwellings attached to "Other New Buildings".

(b) From early July 1964 Elizabeth Corporation and Salisbury Corporation separately incorporated; previously combined as Salisbury and Elizabeth District Council.

